

Floreat Activity Centre – Session 2A 29.02.24: Parking Lot

Questions

- 1. Concerned that if the site gets sold to multiple developers that a disjointed solution will be built. Should only be 1x developer working to masterplan to suit parking.**

One of the primary purposes of a structure plan is to coordinate development in a given area, which ensure that there are guidelines in place should a large site be subdivided or developed in sperate parcels.

- 2. What does this all feed into if the town are not creating their own PSP? Why are we letting developer do it? The Town is preparing its own Floreat PSP.**

The outcomes of this workshop will feed into the Town's own PSP and the assessment of APIL's proposed PSP, as well as providing material to assist community members make submissions during the advertising process. A PSP can be prepared by a landowner.

- 3. What criteria does the council judge the PSP (from APIL) against. Can council develop an alternative plan that considers all community (not just the APIL area).**

The Town must process the PSP in accordance with the Planning Regulations and assess the PSP against the relevant planning framework. The Town is to consider the community's views from the Town's community engagement process and consider submissions received during the advertising period of the PSP when making a recommendation to the WAPC. The Town is preparing its own PSP for the Floreat Activity Centre using the feedback received during the community engagement.

- 4. How can you get a 'community brief' from 90 odd people? This is not reflective of the community.**

Approximately 200 people across 4 workshops provided an input of almost 1000 comments, which provides a reasonable snapshot of the community's views, acknowledging that there are differences of opinion within the community, and it is simply not possible to capture everyone's opinions. In addition to this, the PSP will require a formal advertising period which will provide the community with the opportunity to make a submission on the PSP and present their views.

- 5. A lodged precinct plan - why no one from APIL to speak to it?**

The purpose of these workshops is to hear from the community prior to the lodged precinct plan being advertised for comment. It would be premature for APIL to present a proposal at a Town of Cambridge event before their PSP has either been accepted or assessed by the Town.

- 6. Why are we not considering spreading the density to where the tennis courts are rather than impacting existing low density residential areas?**

The existing low density residential area referred to was included in the Floreat Activity Centre (Residential Frame) when the Local Planning Strategy was developed, advertised and adopted in 2021. This means this residential area adjacent to the Floreat Forum site is subject to a precinct structure plan prior to major development and capable of higher density infill. The recreational land to the west of the Floreat Forum is not included in the activity centre area and therefore not currently considered for redevelopment or a change of use.

- 7. After all this time and energy used in this consulting time - at local council area - what will stop the state planning tribunal vetoing the decisions emerging from this process?**

The final determination of a PSP rests with the WAPC and major developments of sites are also determined by the State, either through JDAP or SDAU. In these processes, the local government may provide recommendations to the WAPC, JDAP or SDAU and in these recommendations can present the community engagement outcomes

Floreat Activity Centre – Session 2A 29.02.24: Parking Lot

and assessment findings. The decisions from this community engagement process provide valuable community input and are one of many considerations for planning matters.

8. **If 900-1250 dwellings are proposed, what % increase is this for the suburb of Floreat. 900-1250 - a wide difference by 25%?**

The Background Analysis to the Town's Local Planning Strategy refers to 2443 dwellings in the Floreat suburb in 2016. The dwelling infill target for the Floreat Activity Centre reflects a 36% to 51% increase within the Suburb.

9. **What is planned for the Bold Park overflow parking area? It is a greenfields site so more easily developed with less impact (as an add it to the shopping center area = less towers!).**

There are currently no plans for development within Bold Park, including the land adjacent to the Town's administration centre.

10. **Will it be possible for Chandler Ave to be re-opened as a W-E one way route through the property as proposed by APIL (in Feb 22 Perth Now article).**

The assessment of the PSP will explore and investigate traffic implications proposed and any requirements.

11. **Will Chandler Ave east be connected with Floreat Ave?**

See above.

12. **How will adjacent residential streets be protected from the overflow of cars that can't park in activity centre.**

The Town of Cambridge has the ability to manage on-street parking and enforce time restrictions or designate on-street parking for residents only. Parking associated with the redevelopment of the activity centre is to be addressed in a PSP.

13. **How does/will the council control traffic flow in the surrounding streets so the community is not lost or downgraded?**

The Town of Cambridge can introduce a variety of traffic management and traffic claiming measures, to discourage traffic from using particular streets or reducing ambient traffic speeds. This needs to be a consideration of the PSP.

14. **Will the PTA be involved in conducting a feasibility/costing study into providing relative transport to be development?**

The PTA would have the opportunity to assess the PSP and outline their requirements for the provision of public transport. Public transport is to be addressed in a PSP.

15. **Can the council specifically engage with school families - how will the activity centre sit with the school?**

The Department of Education will be referred the proposed PSP. The public advertising period for the PSP provides the opportunity for the broader community to make submissions.

16. **What are the participation rates at this tennis club and bowling club. Are they viable?**

The use and viability of the adjacent sporting clubs has not been explored in this precinct structure planning phase as they are located outside of the activity centre.

17. **What is happening to the west side of Howtree? Comments have been made about the tennis courts/bowling club being redeveloped. All should be considered in master plan if that is on the cards.**

Floreat Activity Centre – Session 2A 29.02.24: Parking Lot

Land to the west side of Howtree is not included in the Activity Centre area and there are no current plans to redevelop the recreation facilities. If this were to be considered at some point, it would require extensive consultation with the clubs, members, and the broader community.

18. Will large Tuart trees in development be preserved?

The Town of Cambridge has an expectation for the preservation of significant trees.

Other comments

- CEO act on the December Council decision and ensure resources are obtained to prepare Town's PSP now!
- Why was this said - no point the town doing its own precinct plan - will end up with same result. The community clearly wants a different result.
- The town preparing a second PSP is a waste of money!
- Town does own PPS
- If levels discussed were 3-8, 8 is not preferred height level. A mid-range storey 4 or 5 would be above ground level. 8 is maximum - not preferred.
- Take a vote on 4 or 8 stories above ground.
- Do not connect Chandler Ave - the area must be pedestrianized where possible.
- Traffic management plan priority for the likes of Grantham, Boulevard, Cambridge, Oceanic Drive and Howtree.
- ToC says amenity of adjacent areas will be protected. DO NOT ALLOW CHANDLER AVE EAST to be opened to the Forum as per APIL's PSP.
- Install roundabout (Floreat Ave and Oceanic Drive) to divert traffics from existing streets.
- Floreat Avenue should be an active street with density on both sides. The rising land to the east is protected from height impact.
- Traffic calming and entry restrictions will be needed on residential streets surrounding the development to stop cars cutting through past traffic lights.
- Consideration needs to be given to catchment area for schooling for children in new apartment blocks in light of existing number of students and high schools.
- Not a piecemeal approach. We have most community facilities and sporting areas maintained.
- Landscape area - actually need to have trees and gardens grown and maintained. Not currently done.